

## Design Concept Statement

### 111 Telles Lane

The existing single story 1,039 sq. ft. home at 111 Telles Lane was built in 1951 and is consistent with the many other area homes built in the post World War II boom. The existing home is modest and functional with a compositional shingle gable roof with a single ridge and a single body material- stucco siding. It is currently not a Fremont Register Resource. 111 Telles Lane is in the Mission San Jose Historic Overlay District just outside of the Mission Core Area. (Even though this project is a single family residential project and is not located in a Neighborhood Conservation Area (NCA), the Conditions of Approval ask for approval by the Historical Architectural Review Board.)

The intent of the design is to create distinctive homes with high quality materials and layout to enhance the site and neighborhood and add to the distinct “village” streetscape. This project will also improve the Telles Lane and Mission Boulevard frontages with additional pavement width, pedestrian facilities, and landscape. A sound wall will be built along the Mission Blvd. frontage. A survey of the surrounding neighborhood reveals an eclectic mix of architectural styles with examples of modern homes to traditional homes nearby as well as a mix of single story older homes and many 2-story more modern homes. These proposed homes are consistent with the rich diversity of the neighborhood’s architectural styles.

Each new home has been carefully designed for its respective parcels at 111 Telles Lane. These are **not** trophy homes. They are modest, single story homes of 2,500 sq. ft. Each proposed home footprint only covers 30% of the lot allowing large front and rear yards as well as 20 feet separating the two homes. Each home’s elevation style is consistent with the historic rural character of the community and site. Each home design demonstrates an articulated front façade and provides opportunities for changing materials, adding interest and limiting massing. Material changes and architectural detailing found on the front elevation are also thoughtfully carried out on the side and rear elevations to provide continuity and quality around. Simple hip and gable roof forms help provide differences between the homes as well as maintain the modest character of each and tie the homes to the historic character of the site.